

# Annual Urban Renewal Report, Fiscal Year 2013 - 2014

## Levy Authority Summary

Local Government Name: ELDRIDGE  
Local Government Number: 82G776

| Active Urban Renewal Areas                  | U.R.<br># | # of Tif<br>Taxing<br>Districts |
|---|-----------|---------------------------------|
| ELDRIDGE AMENDED UNIFIED URBAN RENEWAL AREA | 82025     | 4                               |

**TIF Debt Outstanding:** 0

| TIF Sp. Rev. Fund Cash Balance<br>as of 07-01-2013: | 359,372 | 0 | Amount of 07-01-2013 Cash Balance<br>Restricted for LMI |
|---|---------|---|---|
|---|---------|---|---|

|                                |                |
|--------------------------------|----------------|
| TIF Revenue:                   | 712,289        |
| TIF Sp. Revenue Fund Interest: | 0              |
| Asset Sales & Loan Repayments: | 0              |
| <b>Total Revenue:</b>          | <b>712,289</b> |

|                               |                |
|-------------------------------|----------------|
| Rebate Expenditures:          | 202,263        |
| Non-Rebate Expenditures:      | 605,374        |
| Returned to County Treasurer: | 0              |
| <b>Total Expenditures:</b>    | <b>807,637</b> |

| TIF Sp. Rev. Fund Cash Balance<br>as of 06-30-2014: | 264,024 | 0 | Amount of 06-30-2014 Cash Balance<br>Restricted for LMI |
|---|---------|---|---|
|---|---------|---|---|

**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance:** -1,071,661

## Urban Renewal Area Data Collection

Local Government Name: ELDRIDGE (82G776)  
 Urban Renewal Area: ELDRIDGE AMENDED UNIFIED URBAN RENEWAL AREA  
 UR Area Number: 82025  
 UR Area Creation Date: 12/1994

UR Area Purpose: To contribute to a diversified, well-balanced local economy by creating job opportunities and strengthening the property tax base and to encourage commercial and industrial growth and expansion through local, state and federal incentives.

| Tax Districts within this Urban Renewal Area                        | Base No. | Increment No. | Increment Value Used |
|---|----------|---------------|----------------------|
| ELDRIDGE CITY/NORTH SCOTT SCH/LECLAIRE ROAD UR TIF INCREMENT        | 82181    | 82180         | 18,651,749           |
| ELDRIDGE CITY AG/ NORTH SCOTT SCH/LECLAIRE ROAD UR TIF INCREMENT    | 82182    | 82183         | 0                    |
| ELDRIDGE CITY/NORTH SCOTT SCH/ BLACKHAWK TRAIL UR TIF INCREMENT     | 82238    | 82239         | 9,741,255            |
| ELDRIDGE CITY AG/ NORTH SCOTT SCH/ BLACKHAWK TRAIL UR TIF INCREMENT | 82240    | 82241         | 0                    |

## Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total       | Gas/Electric Utility | Total       |
|-------------------|--------------|-------------|------------|------------|-------|----------|-------------|----------------------|-------------|
| Assessed          | 0            | 49,367,440  | 82,885,170 | 8,060,480  | 0     | -98,154  | 140,214,936 | 0                    | 140,214,936 |
| Taxable           | 0            | 26,074,200  | 82,885,170 | 8,060,480  | 0     | -98,154  | 116,921,696 | 0                    | 116,921,696 |
| Homestead Credits |              |             |            |            |       |          |             |                      | 243         |

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:** **359,372** **0** **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 712,289  
 TIF Sp. Revenue Fund Interest: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 712,289**

Rebate Expenditures: 202,263  
 Non-Rebate Expenditures: 605,374  
 Returned to County Treasurer: 0  
**Total Expenditures: 807,637**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:** **264,024** **0** **Amount of 06-30-2014 Cash Balance Restricted for LMI**

# Projects For ELDRIDGE AMENDED UNIFIED URBAN RENEWAL AREA

## South Slope WWTP plant Expansion

|                      |   |
|----------------------|---|
| Description:         | Increase capacity of existing waste water treatment plant |
| Classification:      | Water treatment plants, waste treatment plants & lagoons  |
| Physically Complete: | Yes   |
| Payments Complete:   | No  |

## Murray Enterprises

|                      |  |
|----------------------|--|
| Description:         | Enlarge existing warehouse and distribution facility |
| Classification:      | Commercial - warehouses and distribution facilities  |
| Physically Complete: | Yes  |
| Payments Complete:   | No   |

## Sheridan Meadows Lift Station

|                      |  |
|----------------------|--|
| Description:         | Replace outdated lift station with larger capacity station |
| Classification:      | Roads, Bridges & Utilities                                 |
| Physically Complete: | Yes  |
| Payments Complete:   | No   |

## Grolmus Holdings, LLP

|                      |                                 |
|----------------------|---------------------------------|
| Description:         | Construction of new supermarket |
| Classification:      | Commercial - retail             |
| Physically Complete: | Yes                             |
| Payments Complete:   | No                              |

## Muhs Tracts

|                      |  |
|----------------------|--|
| Description:         | Construction of streets and other infrastructure |
| Classification:      | Roads, Bridges & Utilities                       |
| Physically Complete: | Yes  |
| Payments Complete:   | No   |

## 2009 Street Improvements

|                      |                            |
|----------------------|----------------------------|
| Description:         | Resurface existing streets |
| Classification:      | Roads, Bridges & Utilities |
| Physically Complete: | Yes                        |
| Payments Complete:   | No                         |

## 2010 Street Improvements

|                      |                            |
|----------------------|----------------------------|
| Description:         | Resurface existing streets |
| Classification:      | Roads, Bridges & Utilities |
| Physically Complete: | Yes                        |
| Payments Complete:   | No                         |

## Debts/Obligations For ELDRIDGE AMENDED UNIFIED URBAN RENEWAL AREA

### Murray Enterprises

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 0          |
| Interest:              | 0          |
| Total:                 | 0          |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 06/02/2006 |
| FY of Last Payment:    | 2016       |

### South Slope WWTP Expansion Project

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Other Debt |
| Principal:             | 0          |
| Interest:              | 0          |
| Total:                 | 0          |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 11/15/2007 |
| FY of Last Payment:    | 2016       |

### Grolmus Holdings

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 0          |
| Interest:              | 0          |
| Total:                 | 0          |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 12/09/2002 |
| FY of Last Payment:    | 2014       |

### Sheridan Meadows Lift Station replacement

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Other Debt |
| Principal:             | 0          |
| Interest:              | 0          |
| Total:                 | 0          |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 11/15/2007 |
| FY of Last Payment:    | 2016       |

### Muhs Tracts

|                        |         |
|------------------------|---------|
| Debt/Obligation Type:  | Rebates |
| Principal:             | 0       |
| Interest:              | 0       |
| Total:                 | 0       |
| Annual Appropriation?: | Yes     |

|                     |            |
|---------------------|------------|
| Date Incurred:      | 08/06/2007 |
| FY of Last Payment: | 2016       |

## 2010 Street Improvements

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Other Debt |
| Principal:             | 0          |
| Interest:              | 0          |
| Total:                 | 0          |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 06/17/2010 |
| FY of Last Payment:    | 2016       |

## 2010 Street Improvements

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Other Debt |
| Principal:             | 0          |
| Interest:              | 0          |
| Total:                 | 0          |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 06/17/2010 |
| FY of Last Payment:    | 2016       |

## Non-Rebates For ELDRIDGE AMENDED UNIFIED URBAN RENEWAL AREA

|                         |   |
|-------------------------|---|
| TIF Expenditure Amount: | 102,000                                   |
| Tied To Debt:           | Sheridan Meadows Lift Station replacement |
| Tied To Project:        | Sheridan Meadows Lift Station             |

|                         |                          |
|-------------------------|--------------------------|
| TIF Expenditure Amount: | 313,320                  |
| Tied To Debt:           | 2010 Street Improvements |
| Tied To Project:        | 2009 Street Improvements |

|                         |                                    |
|-------------------------|------------------------------------|
| TIF Expenditure Amount: | 190,054                            |
| Tied To Debt:           | South Slope WWTP Expansion Project |
| Tied To Project:        | South Slope WWTP plant Expansion   |

## **Rebates For ELDRIDGE AMENDED UNIFIED URBAN RENEWAL AREA**

### **Murray Enterprises**

|                               |                    |
|-------------------------------|--------------------|
| TIF Expenditure Amount:       | 80,481             |
| Rebate Paid To:               | Murray Enterprises |
| Tied To Debt:                 | Murray Enterprises |
| Tied To Project:              | Murray Enterprises |
| Projected Final FY of Rebate: | 2016               |

### **Grolmus Holdings, LLP**

|                               |                       |
|-------------------------------|-----------------------|
| TIF Expenditure Amount:       | 19,864                |
| Rebate Paid To:               | Grolmus Holdings, LLP |
| Tied To Debt:                 | Grolmus Holdings      |
| Tied To Project:              | Grolmus Holdings, LLP |
| Projected Final FY of Rebate: | 2014                  |

### **Muhs Tracts**

|                               |                  |
|-------------------------------|------------------|
| TIF Expenditure Amount:       | 101,918          |
| Rebate Paid To:               | Muhs Tracts, LLC |
| Tied To Debt:                 | Muhs Tracts      |
| Tied To Project:              | Muhs Tracts      |
| Projected Final FY of Rebate: | 2016             |

## Jobs For ELDRIDGE AMENDED UNIFIED URBAN RENEWAL AREA

|  |                        |
|--|------------------------|
| Project:                                       | Murray Enterprises     |
| Company Name:                                  | Logistic Services Inc. |
| Date Agreement Began:                          | 06/05/2008             |
| Date Agreement Ends:                           | 06/30/2016             |
| Number of Jobs Created or Retained:            | 10                     |
| Total Annual Wages of Required Jobs:           | 187,200                |
| Total Estimated Private Capital Investment:    | 4,350,218              |
| Total Estimated Cost of Public Infrastructure: | 0                      |

|  |                       |
|--|-----------------------|
| Project:                                       | Grolmus Holdings, LLP |
| Company Name:                                  | North Scott Foods     |
| Date Agreement Began:                          | 12/09/2002            |
| Date Agreement Ends:                           | 06/30/2014            |
| Number of Jobs Created or Retained:            | 15                    |
| Total Annual Wages of Required Jobs:           | 0                     |
| Total Estimated Private Capital Investment:    | 1,400,000             |
| Total Estimated Cost of Public Infrastructure: | 0                     |



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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2014

## TIF Taxing District Data Collection

|                                  |  |
|----------------------------------|--|
| Local Government Name:           | ELDRIDGE (82G776)  |
| Urban Renewal Area:              | ELDRIDGE AMENDED UNIFIED URBAN RENEWAL AREA (82025)          |
| TIF Taxing District Name:        | ELDRIDGE CITY/NORTH SCOTT SCH/LECLAIRE ROAD UR TIF INCREMENT |
| TIF Taxing District Inc. Number: | 82180  |
| TIF Taxing District Base Year:   | 1993   |
| FY TIF Revenue First Received:   | 1995   |
| Subject to a Statutory end date? | No   |

| UR Designation       |         |
|----------------------|---------|
| Slum                 | No      |
| Blighted             | No      |
| Economic Development | 10/1993 |

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total       | Gas/Electric Utility | Total       |
|-------------------|--------------|-------------|------------|------------|-------|----------|-------------|----------------------|-------------|
| Assessed          | 0            | 48,791,830  | 53,017,940 | 1,836,500  | 0     | -98,154  | 103,548,116 | 0                    | 103,548,116 |
| Taxable           | 0            | 25,770,183  | 53,017,940 | 1,836,500  | 0     | -98,154  | 80,526,469  | 0                    | 80,526,469  |
| Homestead Credits |              |             |            |            |       |          |             |                      | 241         |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2014 | 11,293,390        | 80,526,469          | 18,651,749     | 61,874,720         | 1,555,954                  |

FY 2014 TIF Revenue Received: 472,902

## TIF Taxing District Data Collection

|                                  |  |
|----------------------------------|--|
| Local Government Name:           | ELDRIDGE (82G776)  |
| Urban Renewal Area:              | ELDRIDGE AMENDED UNIFIED URBAN RENEWAL AREA (82025)              |
| TIF Taxing District Name:        | ELDRIDGE CITY AG/ NORTH SCOTT SCH/LECLAIRE ROAD UR TIF INCREMENT |
| TIF Taxing District Inc. Number: | 82183  |
| TIF Taxing District Base Year:   | 1993   |
| FY TIF Revenue First Received:   | 1995   |
| Subject to a Statutory end date? | No   |

| UR Designation       |         |
|----------------------|---------|
| Slum                 | No      |
| Blighted             | No      |
| Economic Development | 10/1993 |

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|-------|----------------------|-------|
| Assessed          | 0            | 0           | 0          | 0          | 0     | 0        | 0     | 0                    | 0     |
| Taxable           | 0            | 0           | 0          | 0          | 0     | 0        | 0     | 0                    | 0     |
| Homestead Credits |              |             |            |            |       |          |       |                      | 0     |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2014 | 586,250           | 0                   | 0              | 0                  | 0                          |

FY 2014 TIF Revenue Received: 0

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### TIF Taxing District Data Collection

Local Government Name: ELDRIDGE (82G776)  
 Urban Renewal Area: ELDRIDGE AMENDED UNIFIED URBAN RENEWAL AREA (82025)  
 TIF Taxing District Name: ELDRIDGE CITY/NORTH SCOTT SCH/ BLACKHAWK TRAIL UR TIF  
 INCREMENT  
 TIF Taxing District Inc. Number: 82239  
 TIF Taxing District Base Year: 1992  
 FY TIF Revenue First Received: 1997  
 Subject to a Statutory end date? No

| UR Designation       |         |
|----------------------|---------|
| Slum                 | No      |
| Blighted             | No      |
| Economic Development | 12/1994 |

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total      | Gas/Electric Utility | Total      |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed          | 0            | 575,610     | 29,867,230 | 6,223,980  | 0     | 0        | 36,666,820 | 0                    | 36,666,820 |
| Taxable           | 0            | 304,017     | 29,867,230 | 6,223,980  | 0     | 0        | 36,395,227 | 0                    | 36,395,227 |
| Homestead Credits |              |             |            |            |       |          |            |                      | 2          |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2014 | 6,659,098         | 30,007,722          | 9,741,255      | 20,266,467         | 509,638                    |

FY 2014 TIF Revenue Received: 239,387

### TIF Taxing District Data Collection

Local Government Name: ELDRIDGE (82G776)  
 Urban Renewal Area: ELDRIDGE AMENDED UNIFIED URBAN RENEWAL AREA (82025)  
 TIF Taxing District Name: ELDRIDGE CITY AG/ NORTH SCOTT SCH/ BLACKHAWK TRAIL UR TIF  
 INCREMENT  
 TIF Taxing District Inc. Number: 82241  
 TIF Taxing District Base Year: 1992  
 FY TIF Revenue First Received: 1997  
 Subject to a Statutory end date? No

| UR Designation       |         |
|----------------------|---------|
| Slum                 | No      |
| Blighted             | No      |
| Economic Development | 12/1994 |

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|-------|----------------------|-------|
| Assessed          | 0            | 0           | 0          | 0          | 0     | 0        | 0     | 0                    | 0     |
| Taxable           | 0            | 0           | 0          | 0          | 0     | 0        | 0     | 0                    | 0     |
| Homestead Credits |              |             |            |            |       |          |       |                      | 0     |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2014 | 533,883           | 0                   | 0              | 0                  | 0                          |

FY 2014 TIF Revenue Received: 0